



C A R D I N A L

PARADISE TOWNHOUSES



INVEST IN REAL WELLNESS, INVEST IN PARADISE LIVING

True generosity towards the future consists in  
giving everything to the present.  
Stopping in full awareness of the here and  
the now, is what reveals our  
essential connection to paradise.







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A woman with blonde hair and blue eyes is looking through large, vibrant green tropical leaves. The leaves are out of focus in the foreground, creating a sense of depth and mystery. The woman's face is partially visible, with her eyes looking directly at the camera.

CARDINAL, TURNING SLOW LIVING INTO PARADISE LIVING

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## THE THREE ELEMENTS OF CARDINAL'S ESSENCE

01

Slow Living

02

Tulum, A Natural Sanctuary

03

Bioclimatic Architecture

Cardinal is the place where everything that is valuable to you flourishes in full bloom. Thanks to the holistic Paradise living concept, you and your family can make tranquility, quality time and the pleasure of the little things in your new daily routine.

Living in paradise does not only mean having everything we need: it also means being able to move away from what does not do any good to us, and to be certain that our passage on earth leaves a positive wake and helps to build a better world for everyone.

Therefore, the already famous **SLOW** (Sustainable, Local, Organic, Whole) lifestyle concept takes on a new dimension at Cardinal, combining **the opportunity to belong to a community that actively shares your values and beliefs**, joining forces to generate transcendental experiences, as well as environmental, financial and social benefits capable of offsetting our carbon footprint and our impact on nature.





A woman with brown hair and sunglasses on her head is smiling and holding a young child. They are on a beach with the ocean and sunset in the background. The woman is wearing a white t-shirt and a green and white striped shirt. The child is wearing a white shirt. The text "MORE THAN A HOME, A COMMUNITY LIKE YOU" is overlaid in the center.

MORE THAN A HOME, A COMMUNITY LIKE YOU

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A woman with brown hair tied in a bun, with a white plumeria flower tucked behind her ear, is seen from behind, floating in a swimming pool. The water is dark blue with gentle ripples. In the background, there are lush green trees and foliage, with sunlight filtering through the leaves, creating a soft, bokeh effect. The overall mood is peaceful and serene.

A HOME DESIGNED TO LIVE UP TO  
YOUR DREAMS

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Every detail of Cardinal has been strategically thought out so that you can honor your ideals every day, choosing quality over quantity, enjoying a more meaningful life and getting in touch with your inner wisdom and balance.



The most privileged and safest location in Tulum



Three-level townhouses with exclusive amenities to suit your family



Bioclimatic architecture and sustainable design that promote the best thermal and aesthetic experience, with the least amount of energy consumption.



Common areas designed for an optimal balance between conviviality and privacy



A holistic wellness experience that avoids over-stimulation of the senses





Located in the Riviera Maya - the most important and highest-valued recreational destination in Latin America, Tulum is considered by many to be an energetic vortex that promotes holistic healing and the development of people's physical, emotional and spiritual potential.

With some of the most beautiful white sand beaches in the world, a natural barrier reef that provides calm, crystal clear waters, a network of subway rivers that connect the earth's energy to the cenotes, hundreds of acres of lush jungle and many other natural wonders, Tulum is the site of choice for more and more people who want to continue expanding their consciousness in harmony with nature, but at the same time need the guarantee of a safe and intelligent investment.





TULUM: A NATURAL SANCTUARY TO FIND  
YOUR PURPOSE

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# CARDINAL

LIVE IN THE HEART OF WELLNESS

If your priority is your personal growth, your family's quality of life or connecting with a community that also seeks to build a better world, then your home awaits you here. Cardinal is an exclusive community located in Selvazama, the most demanding area in Tulum that offers the most benefits to its residents.



Quick access to the beach on foot or by bicycle.



All services at hand (supermarkets, banks, pets, beauty, spa, gyms).



Specialized and high level health services.



Cultural centers, nature reserves and recreational areas.

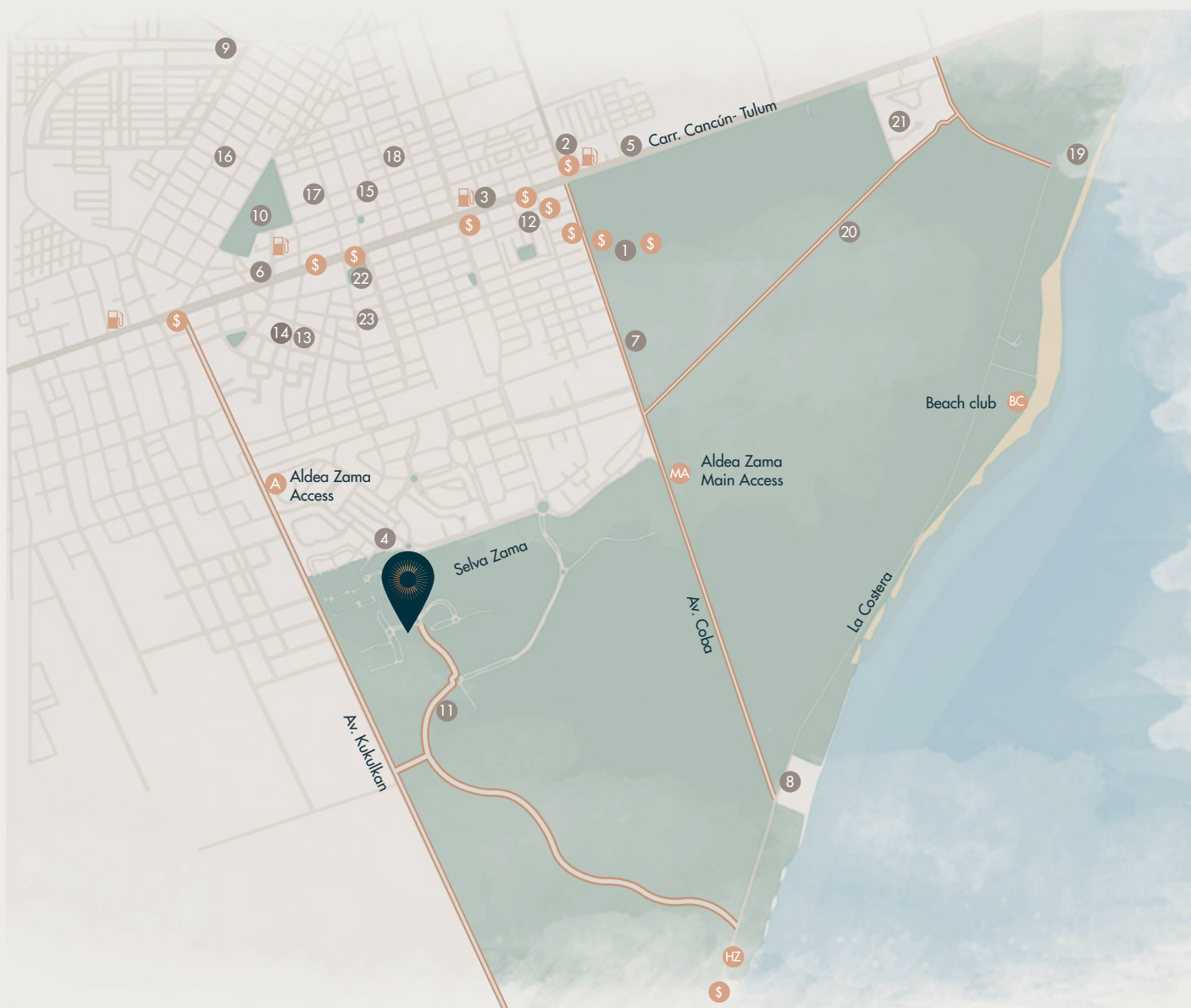


One of the most passionate wellness communities to fully experience music, yoga, conscious eating, ancient traditions and much more.



Located just a few meters from the famous Green School, a cutting-edge educational project that is shaping the leaders of the future.





## STEPS FROM CARDINAL

### SELF-SERVICE STORES

1. Chedraui
2. Súper Aki Tulum
3. GoMart
4. Aldea Zama Commercial Zone

### HOSPITALS

5. Hospital Costamed Tulum
6. Hospital de Tulum
7. Red Cross

### SERVICES

8. Police
9. Fire Station
10. Tulum Sports Unit

### EDUCATIONAL CENTERS

11. Green School
12. Colegio Inglés Tulum
13. Escuela Primaria Urbana Federal
14. Meztlí Spanish Language School
15. Kinder Tulum
16. Kinder Tunben Fazil
17. CECyTE Tulum
18. Colegio Inter de la Riviera

### CULTURAL CENTERS

19. Tulum's Archeological Zone
20. Tulum Observation Point
21. Mystika Art Museum
22. Mayan Culture Museum Park
23. Tulum Cultural Center

### OTHER

- A Aldea Zama Access
- MA Aldea Zama Main Access
- BC Beach Club

- HZ Hotel Zone
- \$ Banks
- Service Station
- Beach access





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## EVERYTHING YOU REALLY NEED IS IN CARDINAL

We know that quality of life is also in those details that are almost unseen but make a big difference. That's why, in addition to its most striking amenities, Cardinal contemplates a series of unique features that always maximize the comfort and tranquility of its residents.

### SLOW AMENITIES

- Lobby & Reception
- Swimming pool
- Sun deck
- Functional fitness
- Spa and Healing Area
- Edible tropical garden
- Stellar Observatory
- Fire Pit
- Children's playground

### HIGHLIGHTS

- Bioclimatic architecture
- Controlled access
- 24hr. security
- Premium location
- Optic fiber Internet
- Parking lot
- Beach club access
- Private community
- High capital gains







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# MASTER PLAN





20 Townhouses designed according to bioclimatic architecture to reduce energy consumption and our carbon footprint.

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# TYPOLOGIES



## 2 BEDROOMS PARADISE TOWNHOUSE



GROUND FLOOR



LEVEL 1



LEVEL 2

### AREAS

Meters of living space: 1,776.37ft<sup>2</sup> Garden: variable Rooftop: 174.70 ft<sup>2</sup> Average total area: 1,951.06 ft<sup>2</sup>

### FEATURES

- |                                |               |                               |
|--------------------------------|---------------|-------------------------------|
| 1 Master bedroom and 1 bedroom | 2.5 Bathrooms | Private garden on first floor |
| Dining room                    | Laundry room  | Storage / Linen closet        |
| Equipped kitchen               | Living room   | 1 parking space               |
|                                |               | Outdoor bathtub               |

NOTE: The information provided is subject to change without notice.  
Dimensions are approximate and may vary depending on tolerances and construction variations.





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## 3 BEDROOMS PARADISE TOWNHOUSE



GROUND FLOOR



LEVEL 1



LEVEL 2

### AREAS

Meters of living space: 2,138.03 ft<sup>2</sup> Garden: variable Rooftop: 535.50 ft<sup>2</sup> Average total area: 2,793.99 ft<sup>2</sup>

### FEATURES

- |                                 |                                  |                               |
|---------------------------------|----------------------------------|-------------------------------|
| 1 Master bedroom and 2 bedrooms | 3.5 Bathrooms                    | Private garden on first floor |
| Dining room                     | Laundry room                     | Storage / Linen closet        |
| Equipped kitchen                | Living room                      | 1 Parking space               |
| Family room                     | Private rooftop with plunge pool | Outdoor bathtub               |

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## 4 BEDROOMS PARADISE TOWNHOUSE



GROUND FLOOR



LEVEL 1



LEVEL 2

### AREAS

Meters of living space: 2,322.63 ft<sup>2</sup>    Garden: variable    Rooftop: 535.50 ft<sup>2</sup>    Average total area: 2,858.14 ft<sup>2</sup>

### FEATURES

- |                                 |                  |                                  |
|---------------------------------|------------------|----------------------------------|
| 1 Master bedroom and 3 bedrooms | 4.5 bathrooms    | Private garden on first floor    |
| Dining room                     | Laundry room     | Storage / Linen closet           |
| Equipped kitchen                | Living room      | Outdoor bathtub                  |
| Family room                     | 2 parking spaces | Private rooftop with plunge pool |

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Dimensions are approximate and may vary depending on tolerances and construction variations.





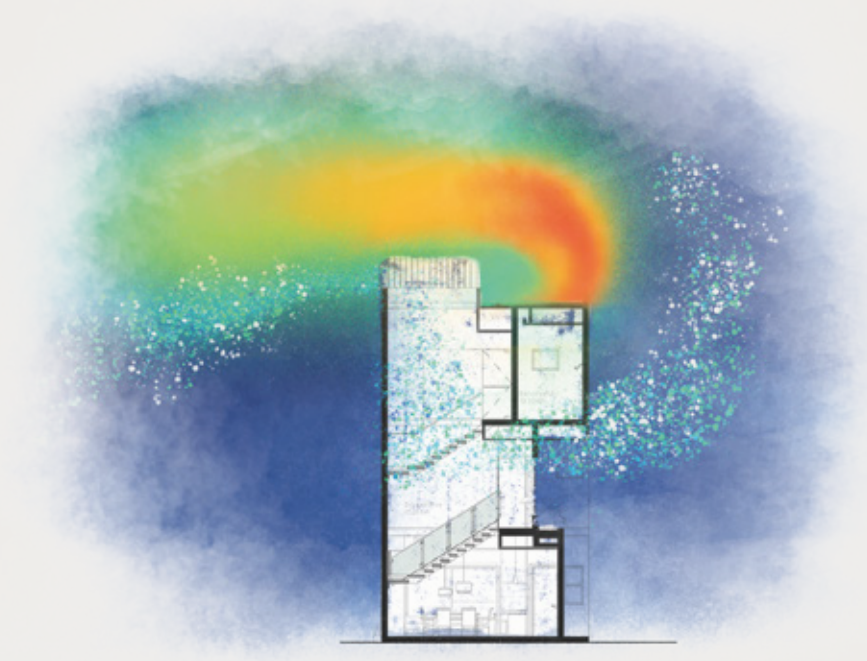
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# BIOCLIMATIC ARCHITECTURE

If your priority is your personal growth, your family's quality of life or connecting with a community that also seeks to build a better world, then your home awaits you here. Cardinal is an exclusive community located in Selva Zama, the most demanded area in Tulum that offers the most benefits to its residents.

## AESTHETICS AND COMFORT IN BALANCE WITH THE ENVIRONMENT



01

Wind chimneys and cross ventilation systems promote natural cooling of the villas with pleasant air circulation.

02

Orientation and geolocation that promote natural lighting while restricting direct exposure.

03

Architectural solar protection elements to prevent heat gain at front openings and reflect solar radiation.

04

Thermal insulation materials and systems that mitigate high temperatures.

05

Strategic equipment with low consumption and high efficiency to save water and electricity.

06

Air conditioning systems (HVAC) with optimized design to avoid unnecessary consumption.

07

EDGE certificate.



For EDGE certified buildings:

25%

HIGHER RENTS

22%

ENERGY SAVINGS

In A/C of bioclimatic houses

10%

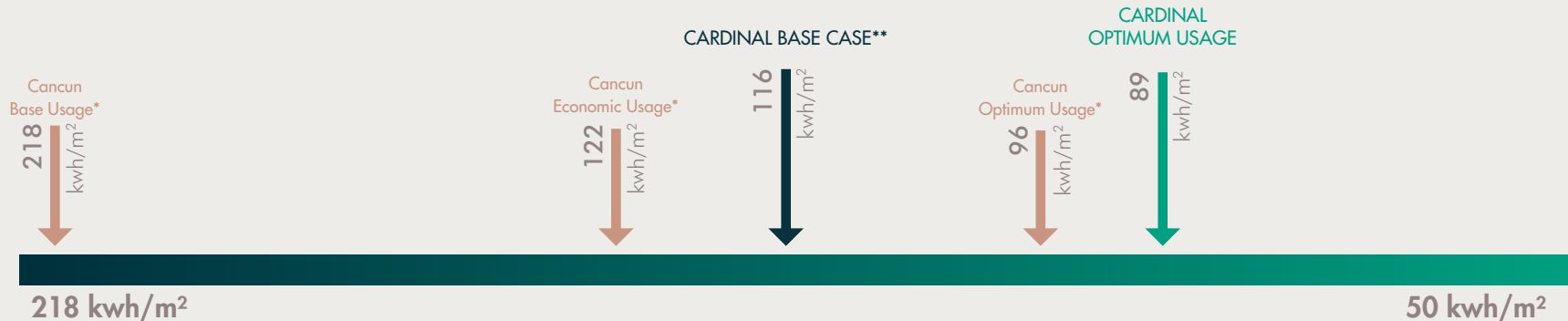
HIGHER PRICES

On-resale prices based on market demand.

Cardinal reduces the carbon footprint

211 tons of CO<sup>2</sup> less  
(compared to other developments in the area)

## ANNUAL ENERGY USAGE



\*DATA SOURCE Cancun Base, Cancun Economic Usage & Cancun Optimum Usage: "ESTUDIO DE OPTIMIZACIÓN DE LA EFICIENCIA ENERGÉTICA EN VIVIENDA VIS" GIZ Agency & INFONAVIT.

\*\*DATA SOURCE CARDINAL BASE CASE & CARDINAL OPTIMUM USAGE: EDGE PLATFORM, IFC.



## EQUIPMENT

- EDGE certification
- Carbon footprint certificate
- Water treatment plant
- Water softener
- Reverse osmosis water filtration
- LED lights
- Cross ventilation system
- High efficiency air conditioning
- Electric car charger
- Professional furnishing and interior design service (On demand)

## LOOK AND FEEL



Porcelain  
tile floor



Porcelain tile  
floor anti-skid



Stone  
gravel



Coating Chukum  
type



Smooth  
levelling



Wood  
carbonized



Finish  
rustic



Gypsum  
plaster



Recycled PVC  
outdoor pergola



Concrete  
washing



Recycled PVC  
deck



Gabion stone  
wall stone



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## MEET THE TEAM AND PHILOSOPHY BEHIND CARDINAL

We believe that positive change is created in a community because diversity enriches our lives and nurtures our personal and collective well-being.

We believe that physical and emotional state is the essence of personal wellbeing: our senses in harmony with time, space and purpose are fundamental principles of a fulfilled life.

We believe that any real estate project must respect the natural environment where it is developed in order to preserve its biodiversity, its magic and its unique essence.



## THE BACKUP OF STRENGTH AND CONFIDENCE YOU ARE LOOKING FOR

Cardinal not only has the guarantee of the best developer and the best real estate company in Tulum, but also the best hospitality agency for vacation rentals in Mexico, so that your property generates active income when you are not using it.



### MASTER BROKER

The most recognized real estate agency in the Riviera Maya, responsible for conceptualizing and launching the most iconic projects in the region, Cardinal's investors are guaranteed total financial security, international legal certainty and a highly trained bilingual team.

We are backed by the National Association of Realtors (NAR) and the Mexican Association of Real Estate Professionals.



### DEVELOPER

BDGP (Building & Developing Great Projects®) is an innovative developer that materializes extraordinarily sustainable real estate concepts, designed to be intelligent investment tools that base capital appreciation on experience, quality and safety.

The BDGP team is composed of engineers and architects certified by the PMI (Project Management Institute®) and BIM (Building Information Modeling®), as well as in Lean Construction®.



### HOSPITALITY SERVICES

More than ten years of successful operation of vacation rentals in the best destinations of the Riviera Maya; with an average annual occupancy of 80%, 40,000 reservations and 95% of 5-star reviews.

We have the Professional CoHost Certification from Airbnb and the largest number of A Plus properties in Mexico, as well as an alliance with the largest relocation agency in the world.

## THE BACKUP OF STRENGTH AND CONFIDENCE YOU ARE LOOKING FOR

The whole Cardinal team is made up by experts who live the ideal of paradise living, women and men who, like you, have already discovered what is most valuable.



Giampaolo Spaventa  
CEO BDGP Real Estate

Civil Engineer, certified as Project Manager Professional (PMP) with degrees in Sustainable Construction, Construction Management and Real Estate Management. With more than 20 years of experience in real estate and renewable energy projects.

"We develop real estate projects that sustainably meet the present and future needs of our clients and their environment. We create memorable spaces that inspire a holistic wellness experience and improve quality of life."



Marina Rocarols  
CEO Rocarols Studio

Holistic architect from Barcelona. She is the founder of Rocarols Studio. Together with her team, they assist people to plan, design and carry out the construction of their Real Estate investments.

"The bioclimatic architecture in Cardinal Tulum's villas actively contributes to people's wellbeing and avoids excessive air conditioning and energy consumption, thereby reducing their environmental impact".



Jaime González  
CEO Founder One Prime

Director and founder of One Prime Property Compass, he has been responsible for the launch of more than 30 real estate projects in the Riviera Maya and Tulum, and holds more than a decade of experience in the real estate sector, as well as several quality awards and sales records throughout his career.

"Cardinal Tulum stands out not only for its commitment to the well-being of its residents and the creation of a community, but also for its EDGE certification, which confirms its focus on sustainability, efficiency and care for the environment."





## CONTACT

One of our Real Estate wellness experts is ready to accompany you in this new adventure.

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